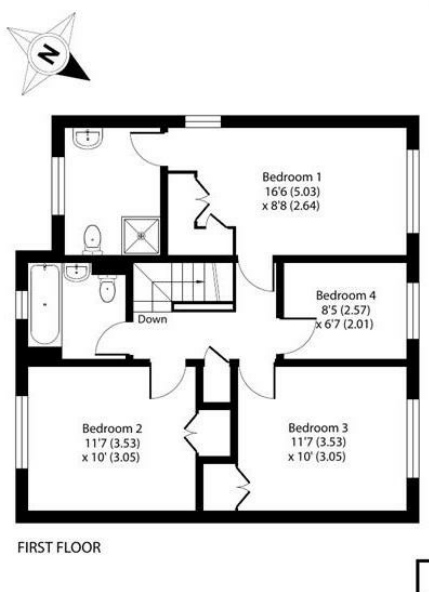
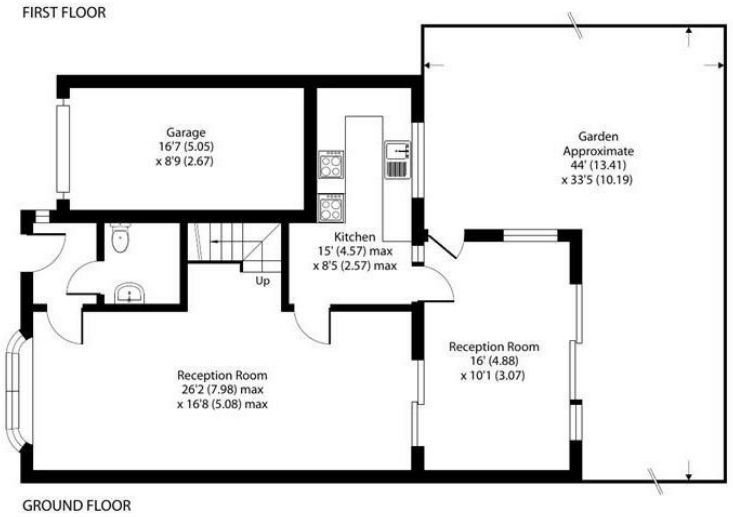
Cherrywood Close

Kingston Upon Thames KT2 6SF

Approximate Area = 1360 sq ft / 126.3 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1498 sq ft / 139.1 sq m
For identification only - Not to scale



FIRST FLOOR

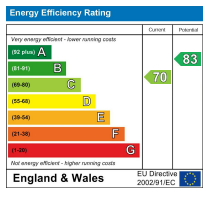


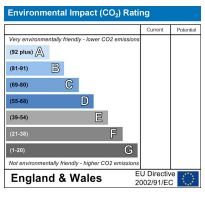
GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Gibson Lane. REF: 957383

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £930,000

- NO ONWARD CHAIN
- Semi-Detached Home
- Accommodation Approaching 1500sqft (Inc. Garage)
- Four Good Bedrooms
- Garage & Off Street Parking
- Requires some Modernisation
- Quiet Cul-De-Sac Road
- Moments from Richmond Park
- EPC Rating - C
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive four bedroom semi-detached home situated within a quiet cul-de-sac on a very sought after road in North Kingston with accommodation in approaching 1500 sqft (Inc. Garage) arranged over two floors. The property would benefit from some modernisation. The wonderful ground floor footprint is ideal for family living and entertainment with large windows throughout the property making the house exceptionally light and bright. Upon entrance is a lovely reception hall, downstairs WC, impressive double reception room spanning almost 30 ft with bay window, dining room and kitchen. The first floor offers two spacious double bedrooms with built in wardrobes, a vast principle bedroom with en-suite bathroom and built in wardrobes, a family bathroom and another bedroom. Additionally there is a private rear garden measuring 44ft by 33.5ft, side access, off street parking and a garage. The house is being sold with no onward chain.
Properties in this sought after location are rarely available and therefore a viewing is recommended at your earliest convenience to avoid disappointment.

Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits, Cherrywood Close is an extremely sought after address. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.